



**GRASSROOTS**  
REALTY GROUP

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**2535-2543 48 Avenue SE**  
**Calgary, Alberta**

**MLS # A2257096**



**\$498,000**

**Division:** Valleyfield

**Lot Size:** 0.05 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Water:** -

**Sewer:** -

**Utilities:** -

It's the perfect opportunity to own a 1/3 acre of land in one of Calgary's busy industrial parks surrounded by residential homes in Valleyfield! At 14,423 square feet (1340 square metres) and zoned DC (Direct Control) there is ample opportunity for many permitted uses from building your own structure to run or lease a business out of or to simply use the land as a trucking yard storing your machinery and vehicles. The location is quite central in the city being close to downtown and has easy access to many major roadways including being one block east of Barlow Trail and just off Peigan Trail and Deerfoot Trail. Surrounded by many already established businesses and restaurants, this plot of land really is an ideal location for your next investment or business venture. This is a land assembly sale and the list price of \$498,000 includes municipal addresses 2535, 2537 and 2543 48 Avenue SE.